

Oakleigh Drive
Brereton, Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and unique two bedroom terraced property situated within a quiet cul-de-sac settings being offered with NO ONWARD CHAIN.

The “upside down house” is set over split levels with the living accommodation on the lower level and bedrooms on the ground/entrance floor. It briefly comprises: porch, entrance hallway with staircase down to the lounge-diner, kitchen and conservatory which leads out to the two tier rear garden. The sleeping accommodation features two well proportioned bedrooms and there is also a modern fitted bathroom as well as integral garage.

Brereton benefits from facilities found within the nearby Cathedral City of Lichfield and neighbouring Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, Rugeley Trent Valley train station is within ten minutes walk providing regular local & cross country services.

Other benefits include: UPVC double glazing, gas central heating plus an electric car charger.

PORCH:

Composite entrance door, light point, ideal for storage of coats and shoes, further composite door into the hallway.

RECEPTION HALL:

Carpeted flooring, ceiling light point, useful storage cupboard and airing cupboard, stairs down to the living accommodation, and doors to





the two bedroom and family bathroom.

LOUNGE-DINER:

Feature fireplace, fitted cabinets, shelving and recess for a TV, laminate flooring, light point, radiator, large storage cupboard, opening to the kitchen and patio doors to the conservatory.

KITCHEN:

Range of matching wall and base units incorporating cabinets, drawers and wooden work surfaces, inset Belfast sink with mono tap, integrated electric oven and 4 ring induction hob with extractor hood, space for a fridge-freezer, dishwasher and washing machine, wall tiling, laminate flooring, window to the front.

CONSERVATORY:

Insulated ceiling, UPVC windows and French doors to the garden, laminate flooring, and ceiling light point.

BEDROOM ONE:

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

Carpeted flooring, ceiling light point, radiator, window to front.

FAMILY BATHROOM:

White suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, ceiling lights, radiator and window to rear.

GARAGE:

Up and over front door, light and electric points, ideal for conversion.

VIEWING:

Please contact us on 01543 889410 if you would





like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE